

Belmont Park Condos

Included Features



Home Performance Features

- As **America's #1 Energy-Efficient Homebuilder***, your Beazer home delivers superior efficiency, improved air quality and ultimate comfort throughout the home.
- Every home is built **solar-ready** so it's easier and more affordable to install a renewable energy system.
- Air seal protocols designed to reduce air passing in & out of your home
- Advanced framing techniques to allow for more insulation in walls
- Superior attic insulation to increase thermal resistance
- R-21 exterior wall insulation, R-60 attic insulation to increase thermal resistance, and R-38 and R-50 cantilevers preventing air space above insulation
- Dual-pane windows with Low-E glass to reflect infrared energy & block UV light
- Whole house, fresh air system with Broan® Energy Recovery Ventilator to bring fresh outdoor air in while exhausting stale indoor air out
- High-efficiency 50-gallon Electric Heat Pump Water Heater
- Energy-saving Daikin One™ Touch WiFi programmable thermostat
- Foundation wall assembly to provide more protection from external temperatures
- Improved efficiency with Goodman® HVAC system
- Whirlpool® ENERGY STAR® appliances for better energy efficiency
- Exterior elevations with available siding & brick (per plan)
- Low-maintenance James Hardie® fiber cement siding
- CertainTeed® 30-year Landmark roof shingles
- Engineered floor system for quieter floors
- Termite pre-treatment application
- 40 Amp/240 Volt EV charger outlet in the garage
- Energy-efficient DuPont™ Tyvek® Homewrap® engineered for cost savings while keeping home comfortable & durable all year long
- 1" conduit from exterior wall to low-voltage panel to ensure easy future upgrades of Internet Service Provider (ISP) connection
- 30" Low-voltage panel centrally installed to ensure excellent Wi-Fi signal coverage & accommodation of ISP equipment without compromising aesthetics or functionality
- Three hardwired paired media outlets with RG6 (Cable TV/Data) & industry-leading CAT6 (Ethernet/Data), located in family room, primary bedroom, & loft/office area
- Low VOC emission paints and carpets
- High-efficiency MERV-10 air filters, Carbon monoxide and smoke detector

Kitchen

- Whirlpool® appliances in stainless steel including a 36-in. wide side-by-side refrigerator, an electric range with an air fry oven, and a dishwasher with a 3rd rack
- Timberlake® cabinets in Fairfield Style, Moen® Method one-handle pullout kitchen faucet, Mohawk® laminate flooring
- Granite countertops & Progress Lighting™

Primary Bathroom

- Timberlake® vanity cabinets in Fairfield style
- Quartz vanity countertops in Iced White
- Comfort height Tiled walk-in shower
- Daltile® ceramic tile floor
- Progress Lighting™ 3-light bath vanity lights in polished chrome
- Spacious shower with seat, handset Daltile® ceramic tile surround, and glass enclosure in the primary bathroom
- Walk-in closet with ventilated shelving (per plan)

Secondary Bathroom

- Timberlake® vanity cabinets in Fairfield style, Quartz countertop
- Progress Lighting™ 3-light bath vanity lights in polished chrome
- Sterling® Ensemble™ soaking bath with built-in armrests and a contour back

Interior Finishes

- Kwikset® interior door hardware in satin nickel, Moen® chrome-finished plumbing hardware, Mohawk® laminate flooring in the foyer, powder room, and kitchen
- 9-ft. ceilings on all floors, Pre-wired for garage door opener
- Mohawk® stain resistant carpeting for easy care

Community Amenities & HOA/COA

- Tot lot, Bocceball, volleyball, and play mound area
- Professionally managed homeowners association
- Professionally landscaped common areas
- Monthly HOA/COA Dues Total: \$265.50

The Beazer Experience

- 1-year performance standards warranty
- 2-year delivery systems warranty
- 10-year structural warranty
- Pre-construction, pre-drywall, & New Home Celebration meeting with your Construction Manager
- Beazer Design Studio with selections available to personalize your new home



Standard options and features lists as well as depictions of floor plans and elevations (each, a "Standard") are expressly not made part of any Purchase and Sale Agreement ("PSA"), nor do they give rise to any contractual relationship between you and Beazer Homes. Standards are intended only to provide a general overview. You may purchase an upgrade or, in its sole discretion, Beazer may substitute an alternative as provided in the PSA. The PSA's Addendum A will define what is included in your home. If you sign a Standard, it is simply your acknowledgment of receipt of the Standards applicable to this model of home. Construction specifications include moisture and mold control, radon resistant construction (where applicable), pest barriers, effective heating, ventilating and air-conditioning systems, safe combustion, and healthier building materials. Please visit www.epa.gov/indoorairplus for details. Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. *HERS stands for Home Energy Rating System. It's a standardized system used to measure a home's energy efficiency. A lower HERS score indicates a more energy-efficient home. HERS is like a home's MPG label. A lower HERS score means lower energy bills and a smaller environmental footprint. Our average gross HERS score in 2023 was 42. To confirm our position as the #1 energy efficient homebuilder in the US, we looked at the publicly reported average HERS scores during June 2025 for each of the top 30 homebuilders in the US (based on how many houses they sold in 2024) as determined by Builder Magazine's list <https://www.builderonline.com/builder-100/builder-100-list/2025/> accessed on June 6, 2025. Beazer Homes reports our average gross HERS score i.e. without including solar power savings. We don't know for sure if the other builders report their energy efficiency scores (HERS scores) with or without including solar power savings. Any registered or unregistered trademarks appearing here are the registered or unregistered trademarks of and are owned by their respective owners. All plans, specifications, features, materials and appliances are subject to availability, change or substitution deemed advisable by Beazer Homes or as required by local building code or law. This feature sheet does not represent all standard specifications in your home. Details listed may vary depending on the plan, elevation, and options chosen. Please consult your New Home Counselor for details. ©2026 Beazer Homes. 25_07 BH CORP_12

Belmont Park Condos

19774 Sepia Square
Ashburn, VA 20147



Homeowners Association Contact Information

Community Management Corporation (CMC)4800 Westfields Blvd., Ste. 300 Chantilly, VA 20152
Jon Bach 703-230-8589 | jbach@cmc-management.com
Sabrina Lovera..... 703-230-8725 | slovera@cmc-management.com

HOA BREAKDOWN

Monthly HOA Fee \$130.50 per month

- This fee covers the following features:
- Private Street Maintenance
 - Snow Removal
 - Common Area Landscape Maintenance (includes mowing all grass areas)
 - Trash & Recycling Pickup

Monthly Condo Fee \$135 per month

- This fee covers the following features:
- Master / Condominium Area Insurance
 - Water / Sewer
 - Common Area Amenities & Building Maintenance
 - Professional HOA Management

Other Important Fees

Working Capital Fee	Paid at Settlement to HOA	\$750
Working Capital Fee	Paid to Condo Association	\$750
Admin Set Up Fee	Paid at Settlement to CMC	\$300

Helpful Contacts

Inova Loudoun Hospital 703-858-6000
Loudoun County Sheriff's Office 571-258-3000
Loudoun County Fire-Rescue 571-258-3724
Ashburn Volunteer Fire Company..... 571-258-3722
Virginia Department of Motor Vehicles (804) 497-7100